

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-35746 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC - Request for a Variance TO ALLOW A 112-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 185 FEET FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (BUILDING FEATURE EXTENSION) at 6000 Smoke Ranch Road (APN 138-13-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda – Protest Postcard

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-KEEN ELLSWORTH, GLENN TROWBRIDGE)

Minutes:

VICE CHAIR TRUESDELL declared the Public Hearing open for Items 15 and 16.

STEVE GEBEKE, Planning and Development, indicated that the requests would allow the applicant to construct a wireless communication facility to appear as part of the existing building structure on the site. The tower would be concealed as a raised cupola on top of the front

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stairwell of the building with the communication equipment located within. The height of the tower resulted in the need for a variance to the setback required by Residential Adjacency Standards, which staff can support, as the tower is located at the front of the building away from the residential development to the north, and it will have minimal impact on the adjacent development. Staff recommended approval, as the proposed use is harmonious and compatible with the existing and future surrounding land uses.

JOHN WRIGHT, 6 Sunset Way, Suite 108B, appeared on behalf of AT&T Mobility, and explained that a year ago, he had requested approval for a Monopine in the parking lot of this same parcel. When the request was denied, he met with the landlord to develop something that their engineers would agree to invest and build something that both the Planning Commission and City Council would approve. It was determined that extending the existing cupola with the same architectural features and permeable material so that the antennas could be inside the structure would be feasible. One of the storefront would be leased for the radio equipment and the co-axel and cables would run inside one of the columns. Currently, an approval was granted for another carrier to mount antennas on the existing rooftop and would incorporate those antennas into the stealth feature further cleaning up the existing property.

TODD FARLOW was pleased with the proposed facility and verified that the empty field across from the center is part of the ballfields of a school. MR. FARLOW felt the school could use the income.

MR. WRIGHT commented that he has been in constant contact with the Clark County School District and they are not in a position yet to have a viable lease to approach to be a viable candidate for telecommunication carriers.

COMMISSIONER GOYNES asked if by enclosing the antennas there would be less emission. MR. WRIGHT replied that the safety is regulated by the Federal Communications Commission as well as the Telecommunication Act of 1996. The materials above and below will be standard construction materials but around the antennas will be glorified fiberglass that allows the signal to pass through without degrading the signal. It was designed so that the antennas can be serviced from the inside.

VICE CHAIR TRUESDELL declared the Public Hearing closed for Items 15 and 16.